

Certificate of Notice Page 1 of 3
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Diane V. Lofrumento
Debtor

Case No. 17-18398-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4

User: Virginia
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Aug 22, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 24, 2019.

db +Diane V. Lofrumento, 405 Fullerton Avenue, Whitehall, PA 18052-6813

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 24, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 22, 2019 at the address(es) listed below:

FREDERICK L. REIGLE on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com,
ecf_frpa@trusteel3.com
JAMES RANDOLPH WOOD on behalf of Creditor Whitehall Township jwood@portnoffonline.com,
jwood@ecf.inforuptcy.com
KEVIN G. MCDONALD on behalf of Creditor MIDFIRST BANK bkgroup@kmlawgroup.com
MATTEO SAMUEL WEINER on behalf of Creditor MIDFIRST BANK bkgroup@kmlawgroup.com
MICHELLE DEWALD on behalf of Debtor Diane V. Lofrumento mdewald@rcn.com
SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com, ecf_frpa@trusteel3.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 7

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	Chapter 13
DIANE LOFRUMENTO	:	Case No: 17-18398
	:	
<i>Debtor</i>	:	

ORDER

AND NOW, upon the motion of debtor to SELL REAL ESTATE KNOWN AS 405 Fullerton Avenue, Whitehall, Pennsylvania Free and Clear of all Liens and Encumbrances Pursuant to 11 U.S.C. Section 363,

IT IS HEREBY ORDERED that the motion is granted and further that Debtor Diane Lofrumento be and is hereby authorized to execute any and all documents necessary to complete the sale of, and to sell 405 Fullerton Avenue, Whitehall, Pennsylvania Tax ID #640719529732-1, free and clear of liens, claims and encumbrances, for the sum of One hundred seventy-two thousand dollars (\$172,000.00), to Joseph J. Busolits, Jr. and Mary Ann Busolits, an unrelated third party, and/or assigns, or a substitute purchaser for the same or higher amount.

IT IS FURTHER ORDERED, that distribution of the proceeds from the sale of the real estate at settlement, be made as follows:

- a. Any out-of-pocket expenses advanced by or on behalf of Debtor and/or her realtor, Re/Max Unlimited Real Estate, or closing agent in connection with the sale of the Property, and which have not been reimbursed at the time of settlement; then to
- b. \$181.00 to Michelle DeWald, Esquire in reimbursement of the filing fee

for filing this Motion to Sell Free and Clear of liens and encumbrances.

c. Any notarization, document preparation, mail or wire fees, and/or incidental recording fees associated with the sale of the Property; then to

d. Any transfer tax which is the responsibility of seller; then to

e. Realtor's Commissions to Re/Max Unlimited (\$5,160.00), realtor for seller, and Weichert Realty (\$5,160.00), realtor for purchaser, in accordance with applicable agreement and law; then to

f. Any real estate taxes or municipal liens; then to

g. Midfirst Bank, in accordance for the recorded first mortgage lien (estimated to be \$157,000.00); then if any funds remain to

h. Diane Lofrumento, Debtor, an estimated amount of \$1,637.68.

BY THE COURT:



Date: August 22, 2019

ASHELY M. CHAN
United States Bankruptcy Judge